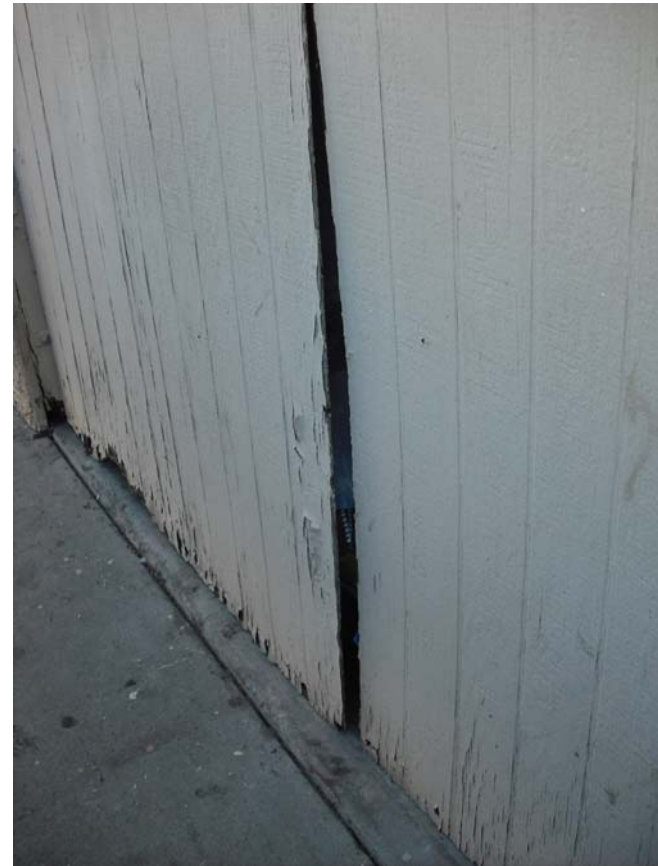


Quality Control Inspection Deficiencies

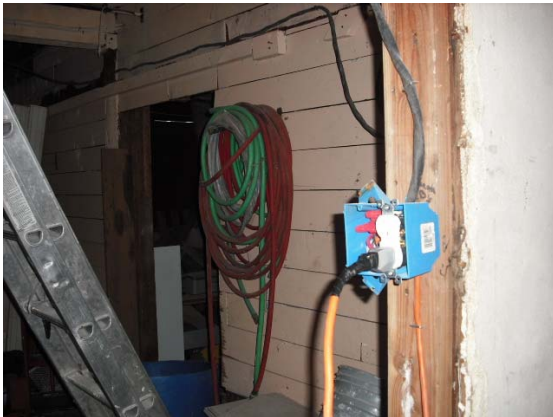
July 2009

Garage

Garages and garage doors must be in good operational conditions and securable against illegal entry. – Do not use for sleeping quarters!



Reasons why we inspect garage interiors?



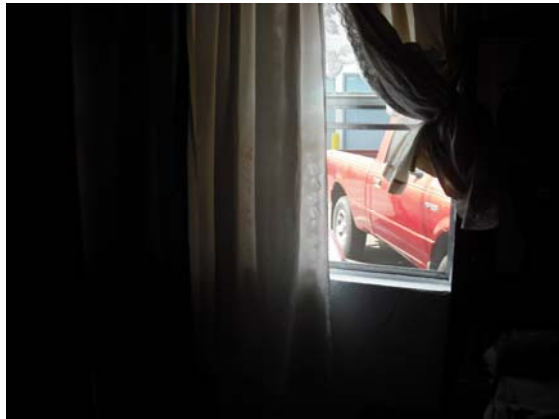
- Sleeping quarters
- Fire hazardous conditions
- Moisture accumulation

Wall heaters



- Must be permanently installed
- Properly vented
- All heaters must supply heat at 70F
- Must be tested during the inspection

Windows



- Windows must lock & work properly
- Do not block window egress. Window A/C allowed if you have any other means of exiting the bedroom. Must be properly installed
- All openable windows must have intact mesh screening
- Window glass must be intact and correctly set



Electrical Outlets



- Properly Installed
- Secured to wall
- No cracks or missing covers
- GFCI/GFI working as designed
- Units must be free from excessive cord wires
- Painted GFCI/GFI test & reset buttons





Sinks, Tubs, and Toilets



- Bathroom fixtures must deliver hot and cold water
- All fixtures must be properly secured to wall and/or floors



- Tubs and sinks need to be intact with an adequately caulked junction, and a smooth non-flaking surface











Door and door knobs

- All exterior doors must be rodent-proofed with clearance at the bottom of the door of no more than $\frac{1}{4}$ inch.
- Door must be intact, lockable, and open and close properly



Bathrooms and ventilation systems



- Wall and ceilings must be intact, free of damage or deterioration. There should be no holes, moisture, or tearing, peeling, chipped paint.
- Natural ventilation must be provided with intact 16 mesh window screen; or the bathroom must have mechanical ventilation capable of five air changes per hour



- The toilet tank lid must fit properly and not be cracked. Wooden tops are not allowed.

Stove / Range



Health & Safety: Excessive grease—fire hazard

- Stove and refrigerators that have been supplied by the owner need to be in safe operational conditions
- Cleanliness of appliances is the responsibility of the tenant
- Check all rubber seals on doors

Exterior



- Rain gutters should be intact and in good operation to effectively drain water away from building.
- No leakages or drainage water along or into walls.



- Check for deterioration of exterior stucco and chipped, peeling paint.
- Exterior surfaces must be intact with no holes or damage that may cause the intrusion of water



Excessive Debris



There should not be large amounts of accumulated or scattered trash or debris on the premises. A clean, well maintained refuse area is critical to prevent:

- An environment for vermin & fly breeding
- Food source for vermin and flies
- An odor nuisance

Special Inspection Deficiencies

